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6 Attorneys for Secured Creditor  
ARCHWAY BROADWAY LOAN SPE, LLC  
7

8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA**  
10 **LOS ANGELES DIVISION**  
11

12 In re  
13 SEATON INVESTMENTS, LLC, *et al.*,  
14 Debtors and Debtors-in-  
15 Possession.

16 Affects:

- 17 ☐ All Debtors  
18 ☐ Seaton Investments, LLC  
☐ Colyton Investments, LLC  
19 ☒ Broadway Avenue Investments, LLC  
☐ SLA Investments, LLC  
20 ☐ Negev Investments, LLC  
☐ Alan Gomperts  
21 ☐ Daniel Halevy  
22 ☐ Susan Halevy  
23

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:

2:24-bk-12080-VZ; 2:24-bk-12081-VZ;  
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;  
2:24-bk-12074-VZ; 2:24-bk-12075-VZ; and  
2:24-bk-12076-VZ

Chapter 11

**DECLARATION OF PAIGE S. POUPART  
IN SUPPORT OF ARCHWAY  
BROADWAY LOAN SPE, LLC'S  
MOTION FOR RELIEF FROM  
AUTOMATIC STAY**

Date: October 29, 2024  
Time: 10:30 a.m.  
Crtrm.: 1368  
255 E. Temple Street  
Los Angeles, CA 90012

Hon. Vincent P. Zurzolo

FRANDZEL ROBINS BLOOM & CSATO, L.C.  
1000 WILSHIRE BOULEVARD, NINETEENTH FLOOR  
LOS ANGELES, CALIFORNIA 90017-2427  
(323) 852-1000

1 I, Paige S. Poupart, declare:

2 1. I am an associate at Frandzel Robins Bloom & Csato, L.C., counsel of record for  
3 secured creditor Archway Broadway Loan SPE, LLC, a Delaware limited liability company,  
4 successor in interest to Archway Real Estate Income Fund I REIT, LLC fka Archway Real Estate  
5 Income Fund I SPE I, LLC (“Archway”). If called as a witness, I could and would competently  
6 testify to all facts within my personal knowledge, except where stated upon information and belief.

7 2. This declaration is submitted in support of Archway’s *Motion for Relief From*  
8 *Automatic Stay* (“Stay Relief Motion”) (Dkt. *pending*) filed in the lead case of those jointly-  
9 administered debtors, Seaton Investments, LLC (“Seaton”), Colyton Investments, LLC  
10 (“Colyton”), Broadway Avenue Investments, LLC (“Broadway”), SLA Investments, LLC  
11 (“SLA”), and Negev Investments, LLC (“Negev” and collectively with Seaton, Colyton,  
12 Broadway and SLA, the “Corporate Debtors”) and Alan Gomperts (“Mr. Gomperts”), Daniel  
13 Halevy (“Mr. Halevy”), and Susan Halevy (“Ms. Halevy” and collectively with Mr. Gomperts and  
14 Mr. Halevy, the “Individual Debtors” and collectively with the Corporate Debtors, the “Debtors”).

15 3. On May 4, 2024, I appeared telephonically for the scheduled meeting of creditors  
16 for Broadway.

17 4. At that time, the Debtor’s manager, Mr. Gomperts, appeared and testified under  
18 oath.

19 5. I asked Mr. Gomperts questions on behalf of Archway, and Mr. Gomperts testified  
20 regarding, among other things, the fact that he never sent the cash call notice as required under the  
21 Broadway Operating Agreement. Transcript of May 4, 2024, Meeting of Creditors at 16:2–5.

22 6. When I asked him why, Mr. Gomperts testified that, “There was not enough cash to  
23 pay off the loan. No one, none of the members, had cash available to pay off the loan.” Transcript  
24 at 16:6–9.

25 7. Mr. Gomperts clarified that sometime around the time the note was due, he spoke  
26 with Broadway’s members about a cash call, but that it was “pretty clear none of us had the 19.1  
27 million to pay off the debt.” Transcript at 16:23–24.

28

FRANZEL ROBINS BLOOM & CSATO, L.C.  
1000 WILSHIRE BOULEVARD, NINETEENTH FLOOR  
LOS ANGELES, CALIFORNIA 90017-2427  
(323) 852-1000

1 8. After the meeting of creditors, I requested and obtained a transcript of the  
2 Broadway meeting of creditors (“Broadway Transcript”).

3 9. I have reviewed the Broadway Transcript, and it accurately reflects my recollection  
4 of what happened at the meeting. A true and correct copy of the relevant portions of the Broadway  
5 Transcript, appropriately bracketed, is attached hereto as **Exhibit 11**

6 10. On May 17, 2024, I appeared telephonically for the scheduled meeting of creditors  
7 for Ms. Halevy.

8 11. At that time, Ms. Halevy, appeared and testified under oath.

9 12. At that time, I asked Ms. Halevy if she transferred the 341 South Canon Drive  
10 property to South Cannon LLC within the past two years. *See* Ms. Halevy Transcript at 23:6–8.  
11 She responded by saying “yes.” Transcript at 23:9.

12 13. After the meeting of creditors, I requested and obtained a transcript of  
13 Ms. Halevy’s meeting of creditors (“Ms. Halevy Transcript”). I have reviewed the Ms. Halevy  
14 Transcript, and it accurately reflects my recollection of what happened at the meeting. A true and  
15 correct copy of the relevant portions of the Ms. Halevy Transcript, appropriately bracketed, is  
16 attached hereto as **Exhibit 12**.

17 14. On October 4, 2024, I requested that my paralegal pull certain records from the Los  
18 Angeles County Recorder’s Office as well as the California Secretary of State. I have reviewed  
19 those records, which include the Articles of Organization for (a) Oakhurst Drive Investments, LLC  
20 (“Oakhurst LLC”), (b) Canfield Avenue Investments, LLC (“Canfield LLC”), and Bagley Avenue  
21 Investments, LLC (“Bagley LLC”), true and correct copies of which are attached, collectively, as  
22 **Exhibits 13, 14, and 15**, respectively.

23 15. I have also reviewed certain records from the Los Angeles Recorder’s Office  
24 related to the real properties located at 264 S. Oakhurst Drive, Beverly Hills, CA 90212  
25 (“Oakhurst Property”), 2247 S. Canfield Avenue, Los Angeles, CA 90034 (“Canfield Property”),  
26 and 2220 Bagley Avenue, Los Angeles, CA 90034 (“Bagley Property”).

27 16. Those records include (a) a Grant Deed transferring the Oakhurst Property to the  
28 Oakhurst LLC, which was recorded on September 21, 2023, in the Los Angeles County

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1000 WILSHIRE BOULEVARD, NINETEENTH FLOOR  
LOS ANGELES, CALIFORNIA 90017-2427  
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1 Recorder's Office, recording number 20230635538 ("Oakhurst Grant Deed"), (b) a Grant Deed  
2 transferring the Canfield Property to the Canfield LLC, which was recorded on September 21,  
3 2023, in the Los Angeles County Recorder's Office, recording number 20230635539 ("Canfield  
4 Grant Deed"), and (c) a Grant Deed transferring the Bagley Property to the Bagley LLC, which  
5 was recorded on September 21, 2023, in the Los Angeles County Recorder's Office, recording  
6 number 20230635530 ("Bagley Grant Deed"). True and correct copies of the Oakhurst, Canfield,  
7 and Bagley Grant Deeds are attached, collectively, as **Exhibits 16, 17, and 18**, respectively.

8 17. I have also reviewed certain LLC cancellation forms filed by Mr. Alan Gomperts  
9 on March 11, 2024, with the California Secretary of State, reflecting cancellations of the Oakhurst  
10 LLC, Canfield LLC, and Bagley LLC, membership interests. True and correct copies of which are  
11 attached, collectively, as **Exhibits 19, 20, and 21**, respectively.

12 18. A true and correct copy of Broadway's chapter 11 petition (2:24-bk-12081-VZ  
13 Dkt. 1) and schedules, including Schedule D (2:24-bk-12081-VZ Dkt. 22), are attached hereto as  
14 **Exhibits 22 and 23**, respectively.

15 I declare under penalty of perjury under the laws of the United States of America that the  
16 foregoing is true and correct and that this Declaration was executed on this 7 day of October,  
17 2024, at Los Angeles, California.

18  
19   
20 Paige S. Poupart  
21  
22  
23  
24  
25  
26  
27  
28

# Exhibit 11

# Exhibit 11

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA (LOS ANGELES)

\_\_\_\_\_)  
In re: )  
 )  
BROADWAY INVESTMENTS, LLC, ) 2:24-bk-12081-VZ  
CH: 11 )  
Debtor. )  
\_\_\_\_\_)

May 3, 2024

BEFORE KELLY L. MORRISON, Chapter 11 Trustee

APPEARANCES:

For the Debtor:	Derrick Talerico Weintraub Zolkin Talerico & Selth LLP 11766 Wilshire Blvd Suite 730 Los Angeles, CA 90025 310-207-1494
For Archway Real Estate Income Fund I SPE I, LLC:	Paige Poupart Frاندzel Robins Bloom & Csato LC 1000 Wilshire Boulevard 19th Floor Los Angeles, CA 90017-2427 323-852-1000

Proceedings recorded by electronic sound recording;  
transcript produced by TheRecordXchange.

1 THE TRUSTEE: Good morning, my name is Kelly  
2 Morrison, I am a trial attorney. I represent Peter C.  
3 Anderson, the United States Trustee for Region 16.

4 Today's date is Friday, May 3rd, 2024. The time is  
5 11:03.

6 This is the Chapter 11, 341A, in the case of In Re:  
7 Broadway Avenue Investments, LLC, case number 2-24-bk-12081-  
8 VZ.

9 Let me officially record appearances for the record.  
10 May I have an appearance from Counsel for the Debtor, please?

11 MR. TALERICO: Derrick Talerico on behalf of the  
12 Debtor, Broadway Avenue Investments.

13 THE TRUSTEE: Okay. Thank you.  
14 Principal of the Debtor, please?

15 MR. GOMPERTS: Alan Gomperts.

16 THE TRUSTEE: Thank you.

17 And then Counsel for Archway?

18 MS. POUPART: Paige Poupart of Frandzel for Archway  
19 Real Estate Fund.

20 THE TRUSTEE: Great. Thank you. And has anyone  
21 else joined the call? Okay. I don't hear anybody, so we will  
22 go ahead and get started.

23 Mr. Gomperts, I will swear you in. Let me know when  
24 you are ready?

25 MR. GOMPERTS: Okay.

1 THE TRUSTEE: Do you solemnly swear to tell the  
2 truth, the whole truth --

3 MR. GOMPERTS: Go ahead.

4 THE TRUSTEE: I am sorry.

5 (Debtor Sworn)

6 THE TRUSTEE: Okay. Thank you.

7 And Mr. Talerico, have you identified Mr. Gomperts  
8 identity, or verified Mr. Gomperts?

9 MR. TALERICO: Yes, I have.

10 THE TRUSTEE: Sorry. We are -- I am going to get a  
11 little tired by the time the fifth one rolls around, so you  
12 will have to forgive me.

13 Okay. So great, verification done. Let's go ahead  
14 and get a brief statement from Mr. Talerico about the Debtor's  
15 filing, why the case was filed, what sort of business the  
16 Debtor conducts, and what the Debtor's plan is.

17 MR. TALERICO: Yeah. So it is, the Debtor owns,  
18 operates, manages real estate. And currently, has no tenants  
19 at the moment, but he is executing a plan to lease out the  
20 space and pre-petitioned, because of the lack of income, he  
21 was unable to make payments to its senior secured lender,  
22 which precipitated an action by that lender, Archway, on the  
23 guarantees, which ultimately led to the filing here.

24 This case is related to four other corporate cases,  
25 and three individual cases. The individuals are guarantors in



1 provision. Can you ask your question again, please?

2 MS. POUPART: Based off of that provision, did he  
3 elect, did he make a cash call, as mandatory, as required by  
4 the operating agreement?

5 MR. GOMPERTS: I didn't. I did not.

6 MS. POUPART: And why did you, why didn't you?

7 MR. GOMPERTS: There was not enough cash to pay off  
8 the loan. No one, none of the members, had cash available to  
9 pay off the loan.

10 MS. POUPART: Okay. But did you advise the members  
11 of the requirement in writing?

12 MR. GOMPERTS: I did not.

13 MS. POUPART: Okay. So did you ever speak to them  
14 about -- how did you know that they did not have the money to  
15 contribute?

16 MR. GOMPERTS: Because I, you know, obviously, we  
17 spoke, and they -- they did not have the funds on hand to pay  
18 down the debt.

19 MS. POUPART: Okay. So you spoke with them about a  
20 cash call specifically though?

21 MR. GOMPERTS: Yeah, we had -- yes. Obviously, when  
22 the note was due, we figured out how are we going to pay it,  
23 how are we going to pay it off? And yeah, it's pretty clear  
24 none of us had the 19.1 million to pay off the debt.

25 MS. POUPART: Okay. And also, in Schedule D, value

C E R T I F I C A T E

I hereby certify that the foregoing is a true and correct transcript from the electronic sound recording of the proceedings in the above-entitled matter.

*John Buckley*  
John Buckley, CET-623  
Digital Court Proofreader

# Exhibit 12

# Exhibit 12

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA (LOS ANGELES)

\_\_\_\_\_)  
In re: )  
)  
SUSAN HALEVY, CH: 11 ) 2:24-bk-12076-VZ  
)  
Debtor. )  
\_\_\_\_\_)

May 17, 2024

BEFORE KELLY L. MORRISON, Chapter 11 Trustee

APPEARANCES:

For the Debtor:	Zev Shechtman Turner Falk Saul Ewing LLP 1888 Century Park East Suite 1500 Los Angeles, CA 90067 310-255-6130
For Archway Real Estate Income Fund, 1 SPE 1 LLC:	Paige Poupart Frandzel Robins Bloom & Csato LC 1000 Wilshire Boulevard 19th Floor Los Angeles, CA 90017-2427 323-852-1000
For Harvest Small Business Finance, LLC:	Jacqueline L James Hemar, Rousso & Heald, LLP 15910 Ventura Blvd., 12th Floor Encino, CA 91436 818-501-3800

Proceedings recorded by electronic sound recording;  
transcript produced by TheRecordXchange.

1 MAY 17, 2024 9:00 A.M.

2 THE TRUSTEE: Good morning. This is Kelly Morrison.  
3 I'm a trial attorney. I represent Peter C. Anderson, the  
4 United States Trustee for Region 16. Today's date is Friday,  
5 May 17, 2024. The time is 11:03. This is the Chapter 11  
6 341(a) examination in the case of Susan Halevy. Case number  
7 24-bk-12076-VZ.

8 So let me start taking appearances with Debtors  
9 counsel, please.

10 MR. SHECHTMAN: Good morning. This is Zev Shechtman  
11 with Saul Ewing, LLC. I'm accompanied by my colleague, Turner  
12 Falk, and we have our client Sue Halevy with us also  
13 telephonically. She's accompanied by her relatives who are  
14 also Debtors in the administrative cases. Mr. Alan Gomperts  
15 and Daniel Halevy. I should say that me and Mr. Gomperts in  
16 particular but also Mr. Halevy are advising, have been helping  
17 Ms. Halevy on the schedules and payments of financial affairs.  
18 Mr. Gomperts has a background in accounting. And they are  
19 likely to have the ability to chime in and provide information  
20 regarding certain things that, you know, in the way a  
21 financial advisor to a Chapter 11 Debtor might do in other  
22 cases. So you might hear from them as well.

23 We're all on Zoom together, the client and counsel  
24 so that we can have the share screen capacity so that when  
25 somebody refers to a page of the documents on the record, we

1 will be able to show that to the client.

2 THE TRUSTEE: Okay. All right. And then may I have  
3 an appearance for Archway, please?

4 MS. POUPART: That's Page Poupart, representing  
5 Archway Real Estate Income Fund I SPE I, LLC.

6 THE TRUSTEE: Thank you. And then do I have Ms.  
7 James back on the phone?

8 MS. JAMES: Yes. Jacqueline James, Hemar, Russo &  
9 Heald on behalf of creditor Harvest Small Business Finance.

10 THE TRUSTEE: Okay, great. All right. Ms. Halevy,  
11 could you state your name for the record?

12 THE DEBTOR: Sue Halevy.

13 THE TRUSTEE: Okay. Thank you. And I have verified  
14 the social security information that was provided to me before  
15 this meeting. And I have a photo ID in front of me. Mr.  
16 Shechtman, does the photograph resemble the person that has  
17 presented themselves as Sue Halevy?

18 MR. SHECHTMAN: Yes.

19 THE COURT: Okay. Thank you. All right. Ms.  
20 Halevy, if you could raise your right hand, please. Please  
21 let me know when you are ready, and I will swear you in.

22 THE DEBTOR: I'm ready.

23 DEBTOR, SWORN

24 THE TRUSTEE: Okay. All right. So let me start  
25 with Mr. Shechtman, get a brief statement about why the case

1 THE TRUSTEE: Okay. All right.

2 MR. POURPART: Oh, sorry. Actually, I lied.

3 THE TRUSTEE: Oh, sorry.

4 MR. POURPART: Sorry. Sorry. Sorry. I do have one  
5 more question.

6 Ms. Halevy, did you transfer the 341 South Cannon  
7 Drive property to 341 South Cannon LLC within the past two  
8 years?

9 MR. GOMPERTS: Yes.

10 THE DEBTOR: I said yes.

11 MR. POURPART: I'm sorry, I didn't hear it?

12 THE DEBTOR: Yes. Yes, yes, yes.

13 MR. POURPART: And is it in -- is it still in the  
14 341 South Cannon LLC?

15 THE DEBTOR: Yes. Uh-huh.

16 MR. POURPART: Okay. That is all.

17 THE TRUSTEE: Okay. All right.

18 MS. JAMES: This is Ms. James.

19 THE TRUSTEE: Yes.

20 MS. JAMES: Hi, may I ask one follow-up question?

21 THE TRUSTEE: Sure.

22 MS. JAMES: I will also send any questions that I

23 have with respect to, I guess, the estate planning or

24 probations directly to counsel for the Debtor. But I'm just

25 wondering, is there a pending probate action or was whatever

C E R T I F I C A T E

I hereby certify that the foregoing is a true and correct transcript from the electronic sound recording of the proceedings in the above-entitled matter.

*John Buckley*  
John Buckley, CET-623  
Digital Court Proofreader



# Exhibit 13

# Exhibit 13



**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**STATEMENT OF INFORMATION**  
**LIMITED LIABILITY COMPANY**

California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 653-3516

For Office Use Only

**-FILED-**

File No.: BA20240312221

Date Filed: 2/18/2024

Entity Details	
Limited Liability Company Name	Oakhurst Drive Investments, LLC
Entity No.	202358916752
Formed In	CALIFORNIA
Street Address of Principal Office of LLC	
Principal Address	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Mailing Address of LLC	
Mailing Address	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Attention	
Street Address of California Office of LLC	
Street Address of California Office	None
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
+ Alan Gomperts	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Agent for Service of Process	
Agent Name	Craig S Berman
Agent Address	16255 VENTURA BLVD SUITE 600 ENCINO, CA 91436
Type of Business	
Type of Business	Real Estate
Email Notifications	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.	

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

*Alan Gomperts*

Signature

*02/18/2024*

Date

# Exhibit 14

# Exhibit 14



**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**ARTICLES OF ORGANIZATION**  
**CA LIMITED LIABILITY COMPANY**  
California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 653-3516

For Office Use Only

**-FILED-**

File No.: 202358916675

Date Filed: 9/8/2023

B2097-9419 09/08/2023 3:14 PM Received by California Secretary of State

Limited Liability Company Name	Canfield Avenue Investments, LLC
Initial Street Address of Principal Office of LLC Principal Address	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Initial Mailing Address of LLC Mailing Address	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Attention	
Agent for Service of Process Agent Name Agent Address	Craig S Berman 16255 VENTURA BLVD. SUITE 600 ENCINO, CA 91436
Purpose Statement	The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.
Management Structure The LLC will be managed by	One Manager
Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.	
Electronic Signature	
<input checked="" type="checkbox"/> By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.	
Craig Berman	09/08/2023
Organizer Signature	Date



**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**STATEMENT OF INFORMATION**  
**LIMITED LIABILITY COMPANY**  
California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 653-3516

For Office Use Only

**-FILED-**

File No.: BA20240112482

Date Filed: 1/18/2024

Entity Details	
Limited Liability Company Name	Canfield Avenue Investments, LLC
Entity No.	202358916675
Formed In	CALIFORNIA
Street Address of Principal Office of LLC	
Principal Address	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Mailing Address of LLC	
Mailing Address	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Attention	
Street Address of California Office of LLC	
Street Address of California Office	None
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
+ Alan Gomperts	264 S OAKHURST DR BEVERLY HILLS, CA 90212
Agent for Service of Process	
Agent Name	Craig S Berman
Agent Address	16255 VENTURA BLVD SUITE 600 ENCINO, CA 91436
Type of Business	
Type of Business	Real Estate
Email Notifications	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.	

B2424-8457 01/18/2024 2:20 PM Received by California Secretary of State

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

*Alan D Gomperts*

Signature

*01/18/2024*

Date

B2424-8458 01/18/2024 2:20 PM Received by California Secretary of State

# Exhibit 15

# Exhibit 15





**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**ARTICLES OF ORGANIZATION**  
**CA LIMITED LIABILITY COMPANY**  
California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 653-3516

For Office Use Only

**-FILED-**

File No.: 202358916719

Date Filed: 9/8/2023

B2097-9420 09/08/2023 3:14 PM Received by California Secretary of State

Limited Liability Company Name	Bagley Avenue Investments, LLC
Initial Street Address of Principal Office of LLC Principal Address	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Initial Mailing Address of LLC Mailing Address	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Attention	
Agent for Service of Process Agent Name	Craig S Berman
Agent Address	16255 VENTURA BLVD. SUITE 600 ENCINO, CA 91436
Purpose Statement	The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.
Management Structure The LLC will be managed by	One Manager
Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.	
Electronic Signature	
<input checked="" type="checkbox"/> By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.	
Craig Berman	09/08/2023
Organizer Signature	Date



**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**STATEMENT OF INFORMATION**  
**LIMITED LIABILITY COMPANY**  
California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 653-3516

For Office Use Only

**-FILED-**

File No.: BA20240312230

Date Filed: 2/18/2024

B2509-9105 02/18/2024 1:02 PM Received by California Secretary of State

Entity Details	
Limited Liability Company Name	Bagley Avenue Investments, LLC
Entity No.	202358916719
Formed In	CALIFORNIA
Street Address of Principal Office of LLC	
Principal Address	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Mailing Address of LLC	
Mailing Address	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Attention	
Street Address of California Office of LLC	
Street Address of California Office	None
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
+ Alan Gomperts	264 S. OAKHURST DRIVE BEVERLY HILLS, CA 90212
Agent for Service of Process	
Agent Name	Craig S Berman
Agent Address	16255 VENTURA BLVD SUITE 600 ENCINO, CA 91436
Type of Business	
Type of Business	Real Estate
Email Notifications	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.	

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

*Alan Gomperts*

Signature

*02/18/2024*

Date

# Exhibit 16

# Exhibit 16

This page is part of your document - DO NOT DISCARD



**20230635538**



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

09/21/23 AT 01:07PM

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	102.00



LEADSHEET



202309210110174

00023796598



014288303

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202309210000060

RECORDING REQUESTED BY:

Alan Gomperts

WHEN RECORDED MAIL TO:

NAME

Alan Gomperts

Sharon Halevy

MAILING ADDRESS

264 S. Oakhurst Drive

CITY, STATE and ZIP CODE

Beverly Hills, CA 90212

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**TITLE(S)**

GRANT DEED

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS:  
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO  
ALAN GOMPERTS  
SHARON HALEVY  
264 S. OAKHURST DRIVE  
BEVERLY HILLS, CA 90212

Order No.:  
Escrow No:

A.P.N.: 4331-022-021

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

*"The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11923 (d)." "This conveyance transfers an interest into or out of a Living Trust, R & T 11930."*

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0 CITY TAX \$ \_\_\_\_\_  
☐ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale.  
☐ unincorporated area ☒ city of BEVERLY HILLS AND

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged, ALAN GOMPERTS AND SHARON HALEVY AS TRUSTEES OF THE GOMPERTS AND HALEVY FAMILY TRUST

hereby GRANT(S) to OAKHURST DRIVE INVESTMENTS, LLC

the following described real property in the  
County of LOS ANGELES, State of California:

Lot 931 of Tract No 6380, in the City of Beverly Hills, county of Los Angeles, State of California, as per Map recorded in Book 69, Pages 11 to 20 inclusive of Maps, in the office of the County Recorder of said County.  
Common Address: 264 S. Oakhurst Drive, Beverly Hills, CA 90212

Dated: September 18, 2023

  
ALAN GOMPERTS, TRUSTEE  
OF THE GOMPERTS AND HALEVY  
FAMILY TRUST

  
SHARON HALEVY, TRUSTEE  
OF THE GOMPERTS AND HALEVY  
FAMILY TRUST

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

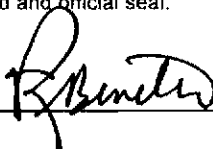
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES, CALIFORNIA }SS.

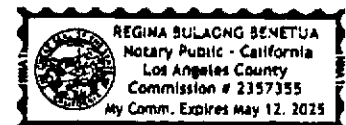
On September 18, 2023, before me, REGINA BULACNG BENETUA, a Notary Public, personally appeared ALAN GOMPERTS and SHARON HALEVY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

# Exhibit 17

# Exhibit 17



This page is part of your document - DO NOT DISCARD



**20230635539**



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

09/21/23 AT 01:07PM

FEES :	27.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	102.00



LEADSHEET



202309210990043

00023796597



014288302

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202309210990043

RECORDING REQUESTED BY:

Alan Gomperts

WHEN RECORDED MAIL TO:

NAME

Alan Gomperts

Sharon Halevy

MAILING ADDRESS

264 S. Oakhurst Drive

CITY, STATE and ZIP CODE

Beverly Hills, CA 90212

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

GRANT DEED

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS:  
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO  
ALAN GOMPERTS  
SHARON HALEVY  
264 S. OAKHURST DRIVE  
BEVERLY HILLS, CA 90212

Order No.:

Escrow No:

A.P.N.: 4302-002-021

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## GRANT DEED

"The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11923 (d)." "This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

### THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ [ 0 ]

CITY TAX \$ \_\_\_\_\_

[ ] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale.

[ ] unincorporated area

[ x ] city of LOS ANGELES

AND

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged, ALAN GOMPERTS AND SHARON HALEVY AS TRUSTEES OF THE GOMPERTS AND HALEVY FAMILY TRUST

hereby GRANT(S) to CANFIELD AVENUE INVESTMENTS, LLC

the following described real property in the  
County of LOS ANGELES, State of California:

Lot 45 of Tract No 13803, in the City of Los Angeles, county of Los Angeles, State of California, as per Map recorded in Book 296, Page(s) 20 and 21 of Maps, in the office of the County Recorder of said County.  
Common Address: 2247 S. Canfield Ave., Los Angeles, CA 90034

Dated: September 18, 2023.

  
ALAN GOMPERTS, TRUSTEE  
OF THE GOMPERTS AND HALEVY  
FAMILY TRUST

  
SHARON HALEVY, TRUSTEE  
OF THE GOMPERTS AND HALEVY  
FAMILY TRUST

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

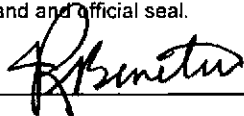
COUNTY OF LOS ANGELES, CALIFORNIA } SS.

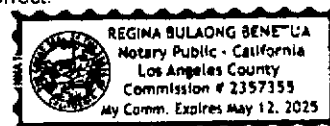
On September 18, 2023, before me, REGINA BULAONG BENETUA, a Notary Public, personally appeared ALAN GOMPERTS and SHARON HALEVY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

# Exhibit 18

# Exhibit 18

This page is part of your document - DO NOT DISCARD



**20230635530**



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

09/21/23 AT 01:05PM

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	102.00



LEADSHEET



202309210110172

00023796582



014288291

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202309210000049

RECORDING REQUESTED BY:

Alan Gomperts

WHEN RECORDED MAIL TO:

NAME

Alan Gomperts

Sharon Halevy

MAILING ADDRESS

264 S. Oakhurst Drive

CITY, STATE and ZIP CODE

Beverly Hills, CA 90212

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**TITLE(S)**

GRANT DEED

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS:  
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO  
ALAN GOMPERTS  
SHARON HALEVY  
264 S. OAKHURST DRIVE  
BEVERLY HILLS, CA 90212

Order No.:  
Escrow No:

A.P.N.: 4302-002-003

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## GRANT DEED

*"The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11923 (d)." "This conveyance transfers an interest into or out of a Living Trust, R & T 11930."*

### THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0 CITY TAX \$ \_\_\_\_\_  
[ ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.  
[ ] unincorporated area [ x ] city of LOS ANGELES AND

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged, ALAN GOMPERTS AND SHARON HALEVY AS TRUSTEES OF THE GOMPERTS AND HALEVY FAMILY TRUST


hereby GRANT(S) to BAGLEY AVENUE INVESTMENTS, LLC

the following described real property in the

County of LOS ANGELES, State of California:

Lot 8 of Tract No 12780, in the City of Los Angeles, county of Los Angeles, State of California, as per Map recorded in Book 263, Page 11 of Maps, in the office of the County Recorder of said County.  
Common Address: 2220 Bagley Ave., Los Angeles, CA 90034

Dated: September 18, 2023

  
ALAN GOMPERTS, TRUSTEE  
OF THE GOMPERTS AND HALEVY  
FAMILY TRUST

  
SHARON HALEVY, TRUSTEE  
OF THE GOMPERTS AND HALEVY  
FAMILY TRUST

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

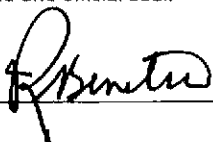
COUNTY OF LOS ANGELES, CALIFORNIA )SS.

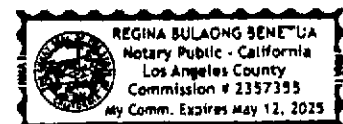
On September 18, 2023, before me, REGINA BULAONG BENETHA, a Notary Public, personally appeared ALAN GOMPERTS and SHARON HALEVY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

# Exhibit 19

# Exhibit 19





**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**SHORT FORM CERTIFICATE OF CANCELLATION -  
LLC TERMINATION**  
California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 653-3516

For Office Use Only

**-FILED-**

File No.: BA20240463323

Date Filed: 3/11/2024

Limited Liability Company

Limited Liability Company Name

Oakhurst Drive Investments, LLC

Entity No.

202358916752

Required Statements

The following statements are true:

- 1) This Short Form Certificate of Termination is being filed within twelve (12) months from the date the Articles of Organization were filed with the California Secretary of State.
- 2) The LLC does not have any debts or other liabilities, except as provided in Item (3).
- 3) All final tax returns required under the California Revenue and Taxation Code have been or will be filed with the California Franchise Tax Board.
- 4) The known assets of the LLC remaining after payment of, or adequately providing for, known debts and liabilities have been distributed or the LLC has acquired no known assets.
- 5) The LLC has not conducted any business from the time of the filing of the Articles of Organization.
- 6) 50 percent or more of the voting interests of the managers or members voted, or, if no managers or members, the person or 50 percent or more of the persons signing the Articles of Organization, voted to dissolve the LLC.
- 7) Payments received by the LLC for interests from investors, if any, have been returned to those investors.

Termination Statement

- ☒ Upon the effective date of this Short Form Cancellation, except as provided in California Corporations Code Section 17707.06, the Limited Liability Company's registration is cancelled and its powers, rights, and privileges will cease in California.

Electronic Signature

- ☒ By signing, I declare that I am the person who signed this instrument, which is my act and deed. I further affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Alan Gomperts

Manager/Member/Organizer Signature

03/11/2024

Date

# Exhibit 20

# Exhibit 20



**-FILED-**

Date Filed: 3/11/2024

202358916675

The following statements are true:

- 1) This Short Form Certificate of Termination is being filed within twelve (12) months from the date the Articles of Organization were filed with the California Secretary of State.
- 2) The LLC does not have any debts or other liabilities, except as provided in Item (3).
- 3) All final tax returns required under the California Revenue and Taxation Code have been or will be filed with the California Franchise Tax Board.
- 4) The known assets of the LLC remaining after payment of, or adequately providing for, known debts and liabilities have been distributed or the LLC has acquired no known assets.
- 5) The LLC has not conducted any business from the time of the filing of the Articles of Organization.
- 6) 50 percent or more of the voting interests of the managers or members voted, or, if no managers or members, the person or 50 percent or more of the persons signing the Articles of Organization, voted to dissolve the LLC.
- 7) Payments received by the LLC for interests from investors, if any, have been returned to those investors.

☒ Upon the effective date of this Short Form Cancellation, except as provided in California Corporations Code Section 17707.06, the Limited Liability Company's registration is cancelled and its powers, rights, and privileges will cease in California.

☒ By signing, I declare that I am the person who signed this instrument, which is my act and deed. I further affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Date \_\_\_\_\_

# Exhibit 21

# Exhibit 21



**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**SHORT FORM CERTIFICATE OF CANCELLATION -  
LLC TERMINATION**  
California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 653-3516

For Office Use Only

**-FILED-**

File No.: BA20240463395

Date Filed: 3/11/2024

B2573-8348 03/11/2024 10:52 AM Received by California Secretary of State

Limited Liability Company

Limited Liability Company Name

Bagley Avenue Investments, LLC

Entity No.

202358916719

Required Statements

The following statements are true:

- 1) This Short Form Certificate of Termination is being filed within twelve (12) months from the date the Articles of Organization were filed with the California Secretary of State.
- 2) The LLC does not have any debts or other liabilities, except as provided in Item (3).
- 3) All final tax returns required under the California Revenue and Taxation Code have been or will be filed with the California Franchise Tax Board.
- 4) The known assets of the LLC remaining after payment of, or adequately providing for, known debts and liabilities have been distributed or the LLC has acquired no known assets.
- 5) The LLC has not conducted any business from the time of the filing of the Articles of Organization.
- 6) 50 percent or more of the voting interests of the managers or members voted, or, if no managers or members, the person or 50 percent or more of the persons signing the Articles of Organization, voted to dissolve the LLC.
- 7) Payments received by the LLC for interests from investors, if any, have been returned to those investors.

Termination Statement

- ☒ Upon the effective date of this Short Form Cancellation, except as provided in California Corporations Code Section 17707.06, the Limited Liability Company's registration is cancelled and its powers, rights, and privileges will cease in California.

Electronic Signature

- ☒ By signing, I declare that I am the person who signed this instrument, which is my act and deed. I further affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Alan Gomperts

Manager/Member/Organizer Signature

03/11/2024

Date

# Exhibit 22

# Exhibit 22

Fill in this information to identify your case:

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES DIVISION

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name BROADWAY AVENUE INVESTMENTS, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 46-3312843

4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	737 S Broadway Los Angeles, CA 90014 Number, Street, City, State & ZIP Code	264 S Oakhurst Dr Beverly Hills, CA 90212 P.O. Box, Number, Street, City, State & ZIP Code
	Los Angeles County	Location of principal assets, if different from principal place of business Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☐ Other. Specify:

Debtor BROADWAY AVENUE INVESTMENTS, Main Document Page 2 of 19 Case Number (if known) \_\_\_\_\_  
 Name \_\_\_\_\_

7. Describe debtor's business A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5311

8. Under which chapter of the Bankruptcy Code is the debtor filing?

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

Check one:

- ☐ Chapter 7  
☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ A plan is being filed with this petition.  
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.  
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.  
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☐ No  
☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	<u>See Attachment</u>	Relationship	_____
District	_____	Case number, if known	_____



Debtor BROADWAY AVENUE INVESTMENTS, Main Document Page 3 of 19 Case Number (if known) \_\_\_\_\_  
Name \_\_\_\_\_

**11. Why is the case filed in this district?***Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (*Check all that apply.*)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other \_\_\_\_\_**Where is the property?** \_\_\_\_\_

Number, Street, City, State &amp; ZIP Code \_\_\_\_\_

**Is the property insured?**☐ No☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information****13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor BROADVIEW INVESTMENTS, LLC Case 2:24-bk-12079-VZ, Doc 1 Filed 03/19/24 Entered 03/19/24 07:41:17 Desc  
Name Main Document Page 4 of 13

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

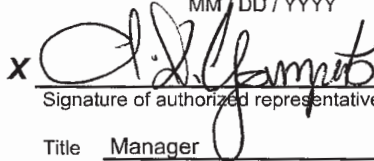
The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 03/18/2024  
MM/DD/YYYY

X   
Signature of authorized representative of debtor  
Title Manager

Alan Gomperts  
Printed name

**18. Signature of attorney**

X   
Signature of attorney for debtor

Date 03/18/2024  
MM/DD/YYYY

Derrick Talerico  
Printed name

Weintraub Zolkin Talerico & Selth LLP  
Firm name

11766 Wilshire Blvd Suite 730  
Los Angeles, CA 90025  
Number, Street, City, State & ZIP Code

Contact phone 424-500-8552 Email address dtalerico@wztslaw.com

223763 - CA  
Bar number and State

Debtor

BROADWAY AVENUE INVESTMENTS, Main Document Page 5 of 19 Case number (if known)

Name

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES DIVISION

Case number (if known) Chapter 11

☐ Check if this an amended filing**FORM 201. VOLUNTARY PETITION****Pending Bankruptcy Cases Attachment**

Debtor	<u>Alan D. Gomperts</u>	Relationship to you	<u>Manager and Member of Debtor</u>
District	<u>Los Angeles Division</u> When <u>03/18/2024</u>	Case number, if known	<u>2:24-bk-12074-VZ</u>
Debtor	<u>Colyton Investments, LLC</u>	Relationship to you	<u>Affiliate</u>
District	<u>Los Angeles Division</u> When _____	Case number, if known	<u>Filed concurrently</u>
Debtor	<u>David Halevy</u>	Relationship to you	<u>Member of Debtor</u>
District	<u>Los Angeles Division</u> When <u>03/18/2024</u>	Case number, if known	<u>2:24-bk-12075-VZ</u>
Debtor	<u>Negev Investments, LLC</u>	Relationship to you	<u>Affiliate</u>
District	<u>Riverside Division</u> When _____	Case number, if known	<u>Filed concurrently</u>
Debtor	<u>Seaton Investments, LLC</u>	Relationship to you	<u>Affiliate</u>
District	<u>Los Angeles Division</u> When _____	Case number, if known	<u>Filed concurrently</u>
Debtor	<u>SLA Investments, LLC</u>	Relationship to you	<u>Affiliate</u>
District	<u>Los Angeles Division</u> When _____	Case number, if known	<u>Filed concurrently</u>
Debtor	<u>Susan Halevy</u>	Relationship to you	<u>Member of Debtor</u>
District	<u>Los Angeles Division</u> When <u>03/18/2024</u>	Case number, if known	<u>2:24-bk-12076-VZ</u>

CERTIFICATE OF RESOLUTIONS OF  
BROADWAY AVENUE INVESTMENTS, LLC  
AUTHORIZING FILING OF BANKRUPTCY PETITION

The undersigned, being the manager and a member of Broadway Avenue Investments, LLC, a California limited liability company ("Company"), organized under the laws of the State of California hereby certifies and adopts the following resolution.

RESOLVED that Alan D. Gomperts is authorized to execute and cause to be filed a petition under Chapter 11 of the United States Bankruptcy Code on behalf of Broadway Avenue Investments, LLC.

RESOLVED that the filing of a Chapter 11 case on behalf of Broadway Avenue Investments, LLC is in the best interests of the limited liability company and its managers, members and creditors.

RESOLVED that Weintraub Zolkin Talerico & Selth LLP is retained to act as general bankruptcy counsel in that proceeding.

RESOLVED that Alan D. Gomperts is the party designated to act on behalf of the company in all matters pertaining to the Chapter 11 proceeding including, but not limited to providing direction to counsel, executing documents, and appearing in Court as necessary.

Dated: March 18, 2024

By:   
Alan D. Gomperts, Manager and Member

Fill in this information to identify the case:

Debtor name BROADWAY AVENUE INVESTMENTS, LLC  
United States Bankruptcy Court for the: CENTRAL DISTRICT OF  
CALIFORNIA, LOS ANGELES  
DIVISION  
Case number (if known): \_\_\_\_\_

☐ Check if this is an

amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
California Refrigeration & Supply 1926 Glendon Ave Apt 4 Los Angeles, CA 90025	Vicky Litoya projects@calrhac.com (310) 409-1008	Trade debt				\$303,655.00
Capital One PO Box 30285 Salt Lake City, UT 84130-0285		Credit card purchases				\$15,207.00
Mordechai Miky Acoca 1926 Glendon Ave #4 Los Angeles, CA 90025		Unsecured Loan				\$50.00

Fill in this information to identify the case:

Debtor name BROADWAY AVENUE INVESTMENTS, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES  
DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an  
amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)
- ☐ Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- ☐ Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- ☐ Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- ☐ Schedule H: Codebtors (Official Form 206H)
- ☐ Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- ☐ Amended Schedule
- ☒ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 16, 2024

x.   
Signature of individual signing on behalf of debtor

Alan Gomperts

Printed name

Manager

Position or relationship to debtor

**STATEMENT OF RELATED CASES  
INFORMATION REQUIRED BY LBR 1015-2  
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA**

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, his or her current or former domestic partner, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

None.

2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

None.

3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

Each of the following debtors are affiliates of each other. Debtors Seaton Investments, LLC and Colyton Investments, LLC are congruent commercial properties operated as a single economic unit with shared financing guaranteed by Debtors Susan Halevy, Daniel Halevy, and Alan Gomperts (the "Individual Debtors"). Debtor's Broadway Avenue Investments, LLC, SLA Investments, LLC, and Negev Investments, LLC are borrowers on financing obtained for the benefit of Broadway, guaranteed by the Individual Debtors. The five corporate debtors are owned in various percentages by the Individual Debtors. The Individual Debtors filed Chapter 11 cases on March 18, 2024 as follows: Alan Gomperts Case # 2:24-bk-12074-VZ; Daniel Halevy Case # 2:24-bk-12075-VZ; and Susan Halevy Case # 2:24-bk-12076-VZ.


4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

Not applicable.

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed at Los Angeles, California

Date: March 18, 2024

  
Signature of Debtor 1

\_\_\_\_\_  
Signature of Debtor 2

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.



Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Derrick Talerico - Bar # 223763 WEINTRAUB ZOLKIN TALERICO & SELTH LLP 11766 Wilshire Blvd., Suite 730 Los Angeles, CA 90025 Telephone: 424-500-8552 Email: dtalerico@wztslaw.com	
<input type="checkbox"/> Debtor(s) appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor	
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  BROADWAY AVENUE INVESTMENTS, LLC	CASE NO.:  CHAPTER: 11
Debtor(s).	<b>VERIFICATION OF MASTER MAILING LIST OF CREDITORS [LBR 1007-1(a)]</b>

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 3 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: March 18, 2024

  
Signature of Debtor 1

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Debtor 2 (joint debtor) (if applicable)

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Attorney for Debtor (if applicable)



802 Mateo Street LLC  
Attn Daniel Halevy  
802 Mateo St  
Los Angeles, CA 90021

Alan D Gomperts  
264 S Oakhurst Dr  
Beverly Hills, CA 90212

Alta Fire Pro  
PO Box 7007  
Mission Hills, CA 91346

Archway Real Estate Income Fund I SPE I LLC  
10100 Santa Monica Blvd Ste 500  
Los Angeles, CA 90067

California Refrigeration & Supply  
1926 Glendon Ave Apt 4  
Los Angeles, CA 90025

CA Dept of Tax and Fee Admin  
Account Info Group MIC29  
PO Box 942879  
Sacramento, CA 94279-0029

Capital One  
PO Box 30285  
Salt Lake City, UT 84130-0285

Daniel Halevy  
257 S Linden Dr  
Beverly Hills, CA 90212

Employment Development Dept  
Bankruptcy Group MIC 92E  
PO Box 826880  
Sacramento, CA 94279-0029

Franchise Tax Board  
Bankruptcy Section MS A-340  
PO Box 2952  
Sacramento, CA 95812-2952

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7436

Joshua Mogin Esq  
Thompson Coburn LLP  
10100 Santa Monica Blvd Ste 500  
Los Angeles, CA 90067

Los Angeles County Tax Collector  
PO Box 54110  
Los Angeles, CA 90054-0110

Mark Berkowitz  
5850 Canoga Ave  
Woodland Hills, CA 91367

Mordechai Miky Acoca  
1926 Glendon Ave #4  
Los Angeles, CA 90025

RG Fire Inc  
8721 Laurel Canyon Blvd  
Sun Valley, CA 91352

Sienna Rose Inc  
433 Colyton St  
Los Angeles, CA 90013

Southern California Edison  
1551 W San Bernardino Rd  
Covina, CA 91722-3407

Sue Halevy  
257 S Linden Dr  
Beverly Hills, CA 90212

United States Bankruptcy Court Central District of California	
In re: Broadway Avenue Investments, LLC	CHAPTER NO.: 11
	CASE NO.: 2:24-bk-12081-VZ

## CASE COMMENCEMENT DEFICIENCY NOTICE

To Debtor and Debtor's Attorney of Record,  
**YOUR CASE MAY BE DISMISSED IF YOU FAIL TO CURE THE FOLLOWING DEFICIENCIES:**

**A.** You must cure the following within 14 days from filing of your petition:

- ☒ Corporate Ownership Statement as specified by LBR 1007-4
- ☒ Disclosure of Compensation of Attorney for Debtor (Official Form 2030). [11 U.S.C. § 329; FRBP 2016(b)]

**B.** If you are a Small Business Debtor under a Subchapter V in a Chapter 11 case, within 7 days after the date of the filing of the petition, you must file the most recent:

1. Balance sheet
2. Statement of operations
3. Cash-flow statement
4. Federal tax return

OR

5. Statement made under penalty of perjury that no balance sheet, statement of operations, or cash-flow statement has been prepared and no Federal tax return has been filed. [11 U.S.C. § 1116]

**The Revised Official Bankruptcy Forms are mandatory and are available at [www.cacb.uscourts.gov/forms](http://www.cacb.uscourts.gov/forms)**

For all items above that are not electronically filed, you must file the original and the following number of copies in accordance with Local Bankruptcy Rules 1002-1(c) and 5005-2, and Court Manual, section 2.5(a)(2).

Chapter 11 Original and 2 Copies. 1 copy marked as "Judge's Copy."

**Please return the original or copy of this form with all required items to the following location:**

255 E. Temple Street, Room 100, Los Angeles, CA 90012

If you have any questions, please contact the Court's Call Center at the toll free number (855) 460-9641.

Dated: March 19, 2024

For the Court  
**Kathleen J. Campbell**  
Clerk of Court

(Form ccdn - Rev 02/2020)

1 /

# Exhibit 23

# Exhibit 23

Fill in this information to identify the case:

Debtor name BROADWAY AVENUE INVESTMENTS, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES DIVISION

Case number (if known) 2:24-bk-12081-VZ

☐ Check if this is an amended filing

Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**  
Copy line 88 from *Schedule A/B*..... \$ 11,500,000.00

1b. **Total personal property:**  
Copy line 91A from *Schedule A/B*..... \$ 43,944.44

1c. **Total of all property:**  
Copy line 92 from *Schedule A/B*..... \$ 11,543,944.44

Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)  
Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ 15,286,090.00

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**  
Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ 0.00

3b. **Total amount of claims of nonpriority amount of unsecured claims:**  
Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ 433,435.10

4. **Total liabilities** .....  
Lines 2 + 3a + 3b \$ 15,719,525.10

**Fill in this information to identify the case:**Debtor name BROADWAY AVENUE INVESTMENTS, LLCUnited States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES  
DIVISIONCase number (if known) 2:24-bk-12081-VZ☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents****1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.  
☒ Yes Fill in the information below.

**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Wells Fargo BankChecking0212\$43,944.44**4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$43,944.44**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.  
☐ Yes Fill in the information below.

**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**

- ☒ No. Go to Part 4.  
☐ Yes Fill in the information below.

**Part 4: Investments****13. Does the debtor own any investments?**

- ☒ No. Go to Part 5.  
☐ Yes Fill in the information below.

Debtor BROADWAY AVENUE INVESTMENTS, LLC  
NameCase number (if known) 2:24-bk-12081-VZ**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.  
☐ Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.  
☐ Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.  
☐ Yes Fill in the information below.

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.  
☐ Yes Fill in the information below.

**Part 9: Real property**

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.  
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. Non residential real property located at 737 S Broadway, Los Angeles, CA 90014	Fee Simple	\$7,861,000.00		\$11,500,000.00*

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
 Copy the total to line 88.

\$11,500,000.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☒ No  
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☒ No  
☐ Yes

**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

\*Debtor currently estimates value of the real property somewhere between \$10-13 million dollars. Debtor submits the current value at \$11.5 million as a mid-point in the likely value range, as it considers actual value with more precision.



Debtor BROADWAY AVENUE INVESTMENTS, LLC

Case number (if known) 2:24-bk-12081-VZ

Name

☒ No. Go to Part 11.

☐ Yes Fill in the information below.

**Part 11:** All other assets

**70. Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☒ No. Go to Part 12.

☐ Yes Fill in the information below.

Debtor BROADWAY AVENUE INVESTMENTS, LLC  
NameCase number (if known) 2:24-bk-12081-VZ**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	\$43,944.44	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	\$0.00	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	\$0.00	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	\$0.00	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	\$0.00	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	\$0.00	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	\$0.00	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	\$0.00	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		\$11,500,000.00
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	\$0.00	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. <b>Total.</b> Add lines 80 through 90 for each column	\$43,944.44	+ 91b. \$11,500,000.00
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		\$11,543,944.44

## Fill in this information to identify the case:

Debtor name BROADWAY AVENUE INVESTMENTS, LLCUnited States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES  
DIVISIONCase number (if known) 2:24-bk-12081-VZ☐ Check if this is an amended filing

## Official Form 206D

## Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

## 1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

## Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A

Amount of claim

Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

## 2.1 Archway Real Estate Income

Creditor's Name  
Fund I SPE I, LLC  
10100 Santa Monica Blvd  
Ste 500  
Los Angeles, CA 90067

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred  
7/13/2021

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

- ☐ No  
☒ Yes. Specify each creditor, including this creditor and its relative priority.

1. Los Angeles County Tax Collector  
2. Archway Real Estate Income

Describe debtor's property that is subject to a lien

Non residential real property located at 737 S Broadway, Los Angeles, CA 90014

Describe the lien

First Mortgage

Is the creditor an insider or related party?

- ☒ No  
☐ Yes

Is anyone else liable on this claim?

- ☐ No  
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

- Check all that apply  
☐ Contingent  
☐ Unliquidated  
☐ Disputed

\$15,241,093.00

\$11,500,000.00

## 2.2 Los Angeles County Tax Collector

Creditor's Name

PO Box 54110  
Los Angeles, CA 90054-0110

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Describe debtor's property that is subject to a lien

Non residential real property located at 737 S Broadway, Los Angeles, CA 90014

Describe the lien

Real Property Taxes

Is the creditor an insider or related party?

- ☒ No  
☐ Yes

Is anyone else liable on this claim?

- ☒ No  
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

\$44,997.00

\$11,500,000.00

Debtor BROADWAY AVENUE INVESTMENTS, LLC Case number (if known) 2:24-bk-12081-VZ  
Name

**Do multiple creditors have an interest in the same property?**

☐ No  
☒ Yes. Specify each creditor, including this creditor and its relative priority.  
Specified on line 2.1

**As of the petition filing date, the claim is:**

Check all that apply  
☐ Contingent  
☐ Unliquidated  
☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$15,286,090.00

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

Joshua Mogin Esq  
Thompson Coburn LLP  
10100 Santa Monica Blvd Ste 500  
Los Angeles, CA 90067

Line 2.1

## Fill in this information to identify the case:

Debtor name BROADWAY AVENUE INVESTMENTS, LLCUnited States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES  
DIVISIONCase number (if known) 2:24-bk-12081-VZ☐ Check if this is an amended filing

## Official Form 206E/F

## Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

## Part 1: List All Creditors with PRIORITY Unsecured Claims

## 1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.☒ Yes. Go to line 2.

## 2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount
2.1	Priority creditor's name and mailing address CA Dept of Tax and Fee Admin Account Info Group MIC29 PO Box 942879 Sacramento, CA 94279-0029  Date or dates debt was incurred  Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: Taxes  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00 \$0.00
2.2	Priority creditor's name and mailing address Employment Development Dept Bankruptcy Group MIC 92E PO Box 826880 Sacramento, CA 94280-001  Date or dates debt was incurred  Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: Notice Only  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00 \$0.00
2.3	Priority creditor's name and mailing address Franchise Tax Board Bankruptcy Section MS A-340 PO Box 2952 Sacramento, CA 95812-2952  Date or dates debt was incurred  Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: Taxes  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00 \$0.00

Debtor	BROADWAY AVENUE INVESTMENTS, LLC		Case number (if known)	2:24-bk-12081-VZ
Name				

2.4	Priority creditor's name and mailing address Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$0.00	\$0.00
Date or dates debt was incurred		Basis for the claim: Taxes		
Last 4 digits of account number		Is the claim subject to offset?		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

			Amount of claim
3.1	Nonpriority creditor's name and mailing address Alta Fire Pro PO Box 7007 Mission Hills, CA 91346  Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Trade debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.2	Nonpriority creditor's name and mailing address California Refrigeration & Supply 1926 Glendon Ave Apt 4 Los Angeles, CA 90025  Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Trade debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$303,655.00
3.3	Nonpriority creditor's name and mailing address Commune Events Inc 802 Mateo St Los Angeles, CA 90021  Date(s) debt was incurred <u>March 2024</u> Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Intercompany loan</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$40,000.00
3.4	Nonpriority creditor's name and mailing address Mark Berkowitz 5850 Canoga Ave Woodland Hills, CA 91367  Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Accounting Services</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.5	Nonpriority creditor's name and mailing address Mordechai Miky Acoca 1926 Glendon Ave #4 Los Angeles, CA 90025  Date(s) debt was incurred <u>3/8/2024</u> Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Unsecured Loan</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$50,000.00
3.6	Nonpriority creditor's name and mailing address RG Fire Inc 8721 Laurel Canyon Blvd Sun Valley, CA 91352  Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Trade debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00

Debtor BROADWAY AVENUE INVESTMENTS, LLC Case number (if known) 2:24-bk-12081-VZ  
 Name

<div style="border: 1px solid black; padding: 2px; width: 40px; text-align: center;">3.7</div>	<b>Nonpriority creditor's name and mailing address</b> Seaton Investments LLC 264 S Oakhurst Dr Beverly Hills, CA 90212  Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Intercompany payable</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$250.00</b>
<div style="border: 1px solid black; padding: 2px; width: 40px; text-align: center;">3.8</div>	<b>Nonpriority creditor's name and mailing address</b> Sharon Gomperts 264 S Oakhurst Dr Beverly Hills, CA 90210  Date(s) debt was incurred <u>2023</u> Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Equipment purchases</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$14,756.09</b>
<div style="border: 1px solid black; padding: 2px; width: 40px; text-align: center;">3.9</div>	<b>Nonpriority creditor's name and mailing address</b> Sienna Rose Inc 433 Colyton St Los Angeles, CA 90013  Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Intercompany payable</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$24,774.01</b>
<div style="border: 1px solid black; padding: 2px; width: 40px; text-align: center;">3.10</div>	<b>Nonpriority creditor's name and mailing address</b> Southern California Edison 1551 W San Bernardino Rd Covina, CA 91722-3407  Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Utilities</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$0.00</b>

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ 0.00
5b. +	\$ 433,435.10
5c.	\$ 433,435.10

## Fill in this information to identify the case:

Debtor name BROADWAY AVENUE INVESTMENTS, LLCUnited States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES  
DIVISIONCase number (if known) 2:24-bk-12081-VZ☐ Check if this is an amended filing

## Official Form 206G

## Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

## 1. Does the debtor have any executory contracts or unexpired leases?

☒ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.☐ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal*

Property

(Official Form 206A/B).

## 2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_



Fill in this information to identify the case:

Debtor name BROADWAY AVENUE INVESTMENTS, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES  
DIVISION

Case number (if known) 2:24-bk-12081-VZ

☐ Check if this is an amended filing

Official Form 206H  
Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.  
☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply:
2.1	802 Mateo Street LLC	802 Mateo St Los Angeles, CA 90021	Mordechai Miky Acoca	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.5</u> <input type="checkbox"/> G _____
2.2	Alan D Gomperts	264 S Oakhurst Dr Beverly Hills, CA 90212	Archway Real Estate Income	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.3	Daniel Halevy	8561 Horner St Los Angeles, CA 90035	Archway Real Estate Income	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.4	David Halevy (Deceased)	257 S Linden Dr Beverly Hills, CA 90212	Archway Real Estate Income	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

Fill in this information to identify the case:

Debtor name BROADWAY AVENUE INVESTMENTS, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES  
DIVISION

Case number (if known) 2:24-bk-12081-VZ

☐ Check if this is an  
amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

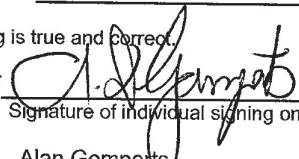
I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 9, 2024

x

  
Signature of individual signing on behalf of debtor

Alan Gomperts

Printed name

Manager

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name BROADWAY AVENUE INVESTMENTS, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES  
DIVISION

Case number (if known) 2:24-bk-12081-VZ

☐ Check if this is an amended filing

**Official Form 207**

**Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income**

**1. Gross revenue from business**

☐ None.

**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year**

**Sources of revenue**  
Check all that apply

**Gross revenue**  
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:  
From 01/01/2024 to Filing Date

☒ Operating a business

\$0.00

☐ Other \_\_\_\_\_

For prior year:  
From 01/01/2023 to 12/31/2023

☒ Operating a business

\$0.00

☐ Other \_\_\_\_\_

For year before that:  
From 01/01/2022 to 12/31/2022

☒ Operating a business

\$9,478.00

☐ Other \_\_\_\_\_

**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.

**Description of sources of revenue**

**Gross revenue from each source**  
(before deductions and exclusions)

**Part 2: List Certain Transfers Made Before Filing for Bankruptcy**

**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☒ None.

**Creditor's Name and Address**

**Dates**

**Total amount of value**

**Reasons for payment or transfer**  
*Check all that apply*

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount

may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
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**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments**

**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☒ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
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**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

**Part 4: Certain Gifts and Charitable Contributions**

**9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**

☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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**Part 5: Certain Losses**

**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**

☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss  If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	Dates of loss	Value of property lost
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**Part 6: Certain Payments or Transfers**

**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.	Weintraub Zolkin Talerico & Selth LLP 11766 Wilshire Blvd Ste 730 Los Angeles, CA 90025		March 21, 2024	\$40,000.00
	Email or website address www.wztslaw.com			
	Who made the payment, if not debtor? Commune Events, Inc.			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.  
Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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**13. Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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**Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy From-To
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**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:  
- diagnosing or treating injury, deformity, or disease, or  
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.  
☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
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**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

- ☒ No.  
☐ Yes. State the nature of the information collected and retained.

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

- ☒ No. Go to Part 10.  
☐ Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

- ☒ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

- ☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Does debtor still have it?
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**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

- ☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
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**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

- ☒ None

**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- ☒ No.  
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**Part 13: Details About the Debtor's Business or Connections to Any Business**

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN. Dates business existed
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26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26a.1. Alan D Gomperts 264 S Oakhurst Dr Beverly Hills, CA 90212	2013 - Present
26a.2. Mark Berkowitz CPA 5850 Canoga Ave Woodland Hills, CA 91367	2023 - Present
26a.3. Baker Till US LLP 6320 Canoga Ave 17th FL Woodland Hills, CA 91367	Until 2022

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26b.1. Mark Berkowitz 5850 Canoga Ave Ste 220 91367	2023 - Present



**Name and address**

26b.2. Baker Tilly US LLP  
6320 Canoga Ave 17th FL  
Woodland Hills, CA 91367

**Date of service  
From-To**

Until 2022

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

**Name and address**

26c.1. Alan D Gomperts  
264 S Oakhurst Dr  
Beverly Hills, CA 90212

**If any books of account and records are  
unavailable, explain why**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

**Name and address****27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

**Name of the person who supervised the taking of the  
inventory**

**Date of inventory**

**The dollar amount and basis (cost, market,  
or other basis) of each inventory**

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Gomperts and Halevy Family Trust	264 S Oakhurst Dr Beverly Hills, CA 90212	Members; Alan Gomperts is the Manager of Debtor	33.33
Name	Address	Position and nature of any interest	% of interest, if any
Halevy Family Trust Dated September 6 2020	257 S Linden Dr Beverly Hills, CA 90212	Member	33.33
Name	Address	Position and nature of any interest	% of interest, if any
Daniel Halevy	8561 Horner St Los Angeles, CA 90035	Member	33.33

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☐ No

☒ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
David Halevy	254 S Linden Dr Beverly Hills, CA 90210	Co-Member with Sue Halevy, 33.33% shared interest	2013-2023 (deceased)



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30. **Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☒ No  
☐ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
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31. **Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?**

- ☒ No  
☐ Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

32. **Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?**

- ☒ No  
☐ Yes. Identify below.

Name of the pension fund	Employer Identification number of the pension fund
--------------------------	--

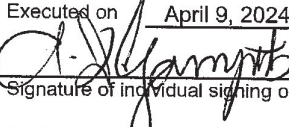
**Part 14: Signature and Declaration**

**WARNING** – Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 9, 2024

  
Signature of individual signing on behalf of the debtor

Alan Gomperts  
Printed name

Position or relationship to debtor Manager

**Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?**

- ☒ No  
☐ Yes

In re BROADWAY AVENUE INVESTMENTS, LLC

Debtor(s)

Case No. 2:24-bk-12081-VZ  
Chapter 11

### LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Daniel Halevy 8561 Horner St Los Angeles, CA 90035			33.33% membership interest
Gomperts and Halevy Family Trust 264 S Oakhurst Dr Beverly Hills, CA 90212			33.33% membership interest
Halevy Family Trust Dated September 6 2020 257 S Linden Dr Beverly Hills, CA 90212			33.33% membership interest

### DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Manager of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date April 9, 2024

Signature

  
Alan Gomperts

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.*

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Derrick Talerico (State Bar No. 223763) WEINTRAUB ZOLKIN TALERICO &amp; SELTH LLP 11766 Wilshire Blvd., Suite 730 Los Angeles, CA 90025 Telephone: 424-500-8552 Email: dtalerico@wztslaw.com</p>		<p>FOR COURT USE ONLY</p>	
<p><input checked="" type="checkbox"/> <i>Attorney for:</i> Broadway Avenue Investments, LLC</p>			
<p style="text-align: center;"><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>			
<p>In re: BROADWAY AVENUE INVESTMENTS, LLC,</p> <p style="text-align: right;">Debtor(s).</p> <p style="text-align: right;">Plaintiff(s),</p> <p style="text-align: right;">Defendant(s).</p>		<p>CASE NO.: 2:24-bk-12081-VZ ADVERSARY NO.: CHAPTER: 11</p>	
		<p style="text-align: center;"><b>CORPORATE OWNERSHIP STATEMENT PURSUANT TO FRBP 1007(a)(1) and 7007.1, and LBR 1007-4</b></p>	
		<p style="text-align: center;">[No hearing]</p>	

*Pursuant to FRBP 1007(a)(1) and 7007.1, and LBR 1007-4, any corporation, other than a governmental unit, that is a debtor in a voluntary case or a party to an adversary proceeding or a contested matter shall file this Statement identifying all its parent corporations and listing any publicly held company, other than a governmental unit, that directly or indirectly own 10% or more of any class of the corporation's equity interest, or state that there are no entities to report. This Corporate Ownership Statement must be filed with the initial pleading filed by a corporate entity in a case or adversary proceeding. A supplemental statement must promptly be filed upon any change in circumstances that renders this Corporate Ownership Statement inaccurate.*

I, (*Printed name of attorney or declarant*) Alan D. Gomperts, the undersigned in the above-captioned case, hereby declare under penalty of perjury under the laws of the United States that the following is true and correct:

[Check the appropriate boxes and, if applicable, provide the required information.]

1. I have personal knowledge of the matters set forth in this Statement because:

- ☒ I am the president or other officer or an authorized agent of the Debtor corporation  
☐ I am a party to an adversary proceeding  
☐ I am a party to a contested matter  
☐ I am the attorney for the Debtor corporation


2.a. ☐ The following entities, other than the Debtor or a governmental unit, directly or indirectly own 10% or more of any class of the corporation's(s') equity interests:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[For additional names, attach an addendum to this form.]

b. ☒ There are no entities that directly or indirectly own 10% or more of any class of the corporation's equity interest.

Date: 04/09/2024

By:   
Signature of Debtor, or attorney for Debtor

Name: Broadway Avenue Investments, LLC  
Printed name of Debtor, or attorney for Debtor

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

## United States Bankruptcy Court

Central District of California

In re BROADWAY AVENUE INVESTMENTS, LLC

Case No. 1:24-bk-12081-VZ

Debtor

Chapter 11

### DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept ..... \$ As allowed per Sections 327 and 330 of the Bankruptcy Code

Prior to the filing of this statement I have received ..... \$ 40,000.00

Balance Due ..... \$ 0.00

2. The source of the compensation paid to me was:

☐ Debtor

☒ Other (specify)

Commune Events, Inc.

3. The source of compensation to be paid to me is:

☒ Debtor

☐ Other (specify)

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a other person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
- Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;

B2030 (Form 2030) (12/15)

- d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
- e. [Other provisions as needed]

6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

04/09/2024

*Date*

/s/ Derrick Talerico

*Signature of Attorney*

Weintraub Zolkin Talerico & Selth LLP

*Name of law firm*